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TO LET

PRESTIGIOUS OFFICE ACCOMMODATION WITH PARKING



FIRST & SECOND FLOOR
FORTH HOUSE
ENDEAVOUR DRIVE
ARNHALL BUSINESS PARK
WESTHILL
ABERDEEN
AB32 6UF

Viewing is strictly by
arrangement with the sole
agent.

Floor Area:
1,013.9 sq m (10,911 sq ft)

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Location:

Aberdeen is Scotland's third largest city, and is also commonly known as the energy capital of Europe making it one of the most prosperous areas of the UK. Aberdeen is the home of European headquarters for the likes of BP and Shell.

The subjects are situated approximately 6 miles west of Aberdeen City Centre and accessed via the A944. Westhill provides easy access to all parts of the north east and the main trunk road network. This accessibility will only be enhanced once the Aberdeen Western Peripheral Route is completed.

Forth House is situated on a mature section of Arnhall Business Park, close to Costco, Tesco, Skene Medical Practice and the wide range of excellent amenities offered by Westhill. Arnhall Business Park is fast gaining a reputation as a premier office location serving Aberdeen City and Aberdeenshire.

The exact location is shown on the plan below.

Description:

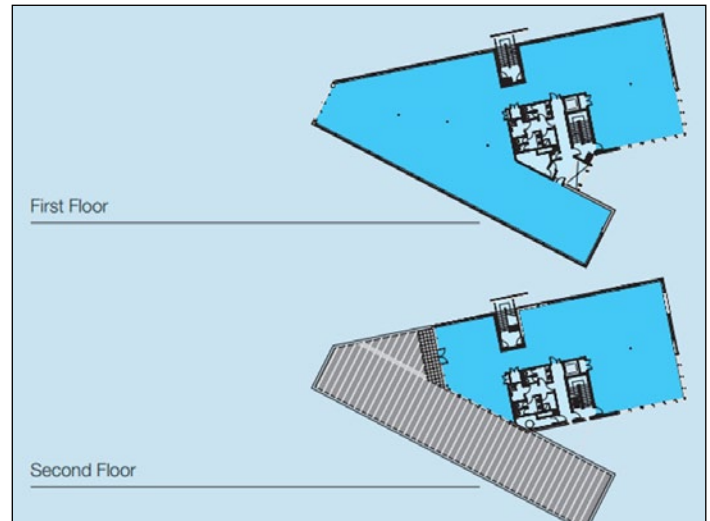
Forth House offers a unique design, cleverly taking advantage of the site and its outlook. The office accommodation boasts the following specification:

- Open plan grade A office accommodation
- Full raised access floors
- Full suspended ceilings with LG7 lighting
- VRV Cooling System
- Flexible floor plates
- 8 person passenger lift
- 34 Allocated car parking spaces

Floor Areas:

The office has been measured in accordance with the RICS Property Measurement 1st Edition and has the following areas under IPMS3:

First Floor	677.7 sq m	7,292 sq ft
Second Floor	336.2 sq m	3,619 sq ft
Total	1,013.9 sq m	10,911 sq ft



Rent:

Upon application.

Rateable Value:

We are advised that the subjects are currently entered in the Valuation Roll as follows:

NAV/RV: £169,000

Details on the current uniform business rate and sewage rates are available on request

Service Charge:

It should be noted that any incoming tenant will be liable for a fixed Service charge fee for the management of the upkeep of the common areas.

Energy Performance Certificate (EPC):

The subjects have an EPC rating of B.

VAT:

All monies due under the lease will be VAT chargeable at the applicable rate.

Legal Costs:

In the normal manner, each party will be responsible for their own legal costs. The incoming tenant will also be responsible for LBTT, registration dues and VAT.

Viewing:

To arrange a viewing or for further information, please contact:

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